

# FOR LEASE

North Point

840-846 North Cocoa Blvd, Cocoa, FL 32922

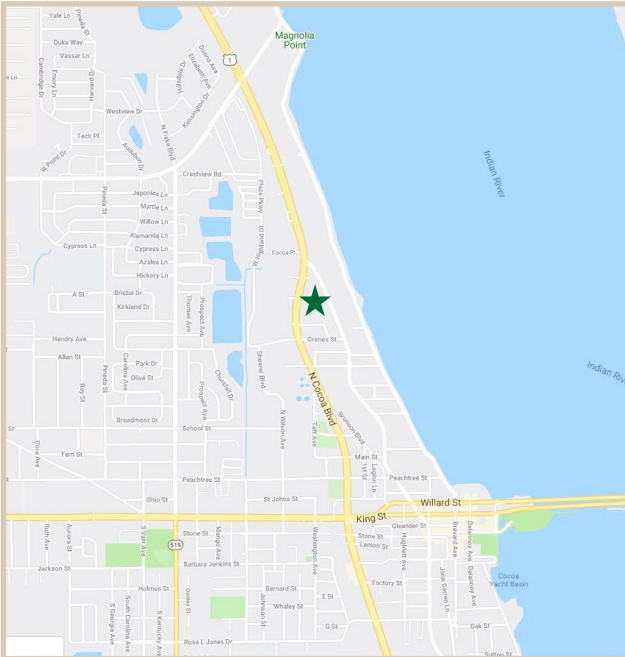
## PROPERTY FACTS

Building Area:	19,610 Sq. Ft.
No. of Units:	10 Retail/ Office Units
Unit Range:	1,310-2,904 Sq. Ft.
Year Built:	1983-1984
Construction:	Concrete Block and Stucco
Zoning:	CN Neighborhood Commercial
Roof	Asphalt Shingle Roof
Building Height:	Single Story
Air Conditioning	100% Central Air
Utilities	City Water/ Sewer



## PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Target Market Variability	Located on U.S. Highway one and additional access via Forrest Avenue. Close to SR 520 causeway and 2.4 miles south of SR 528 (beachline).
Layout	Each unit at North Point is treated with big storefront windows and open designs perfect for office space.
Parking & Access	Plenty of parking in front of each unit and additional parking between the two buildings. Located on U.S. Highway one and additional access via Forrest Avenue. close to SR 520 causeway and 2.4 miles south of SR 528 (beachline).



**CHARLES A. VON STEIN, INC.**  
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[www.vscrc.com](http://www.vscrc.com)

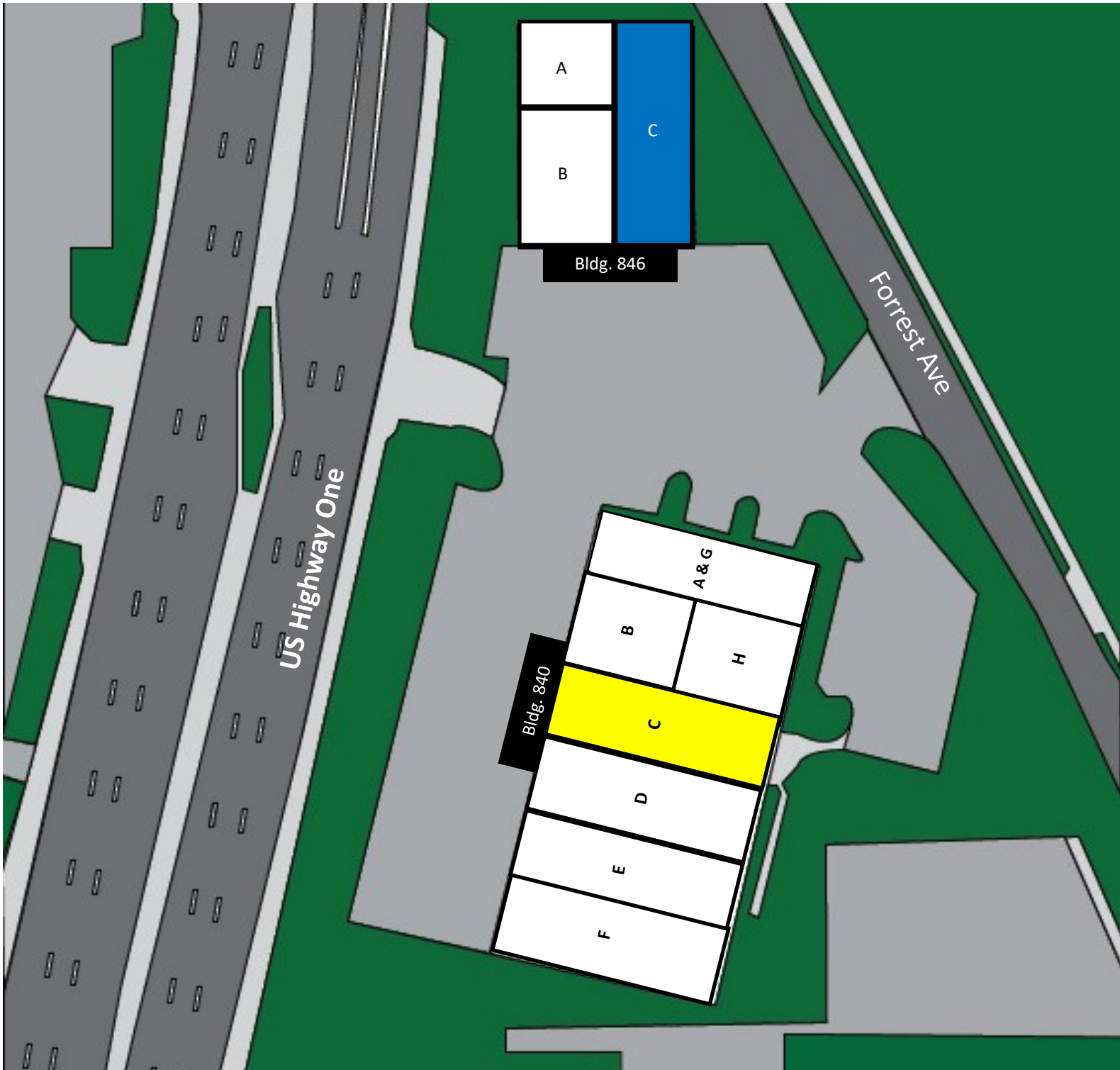
### CONTACT INFO:

Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: [leasing@vscre.com](mailto:leasing@vscre.com)

# SITE PLAN

North Point

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# Units For Lease

Bldg. 846

North Point

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				USAGE
				WATER	ELECTRIC	TRASH	CABLE	
C	1,310 SF	\$18.00 / YR	\$1,965.00	Yes	No	Yes	No	Recently Renovated Office Space



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# Units Coming Available

Bldg. 840

North Point

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				AVAILABLE DATE
				WATER	ELECTRIC	TRASH	CABLE	
C	2,858 SF	\$18.00 / YR	\$3,810.67	Yes	No	Yes	No	Call for Details



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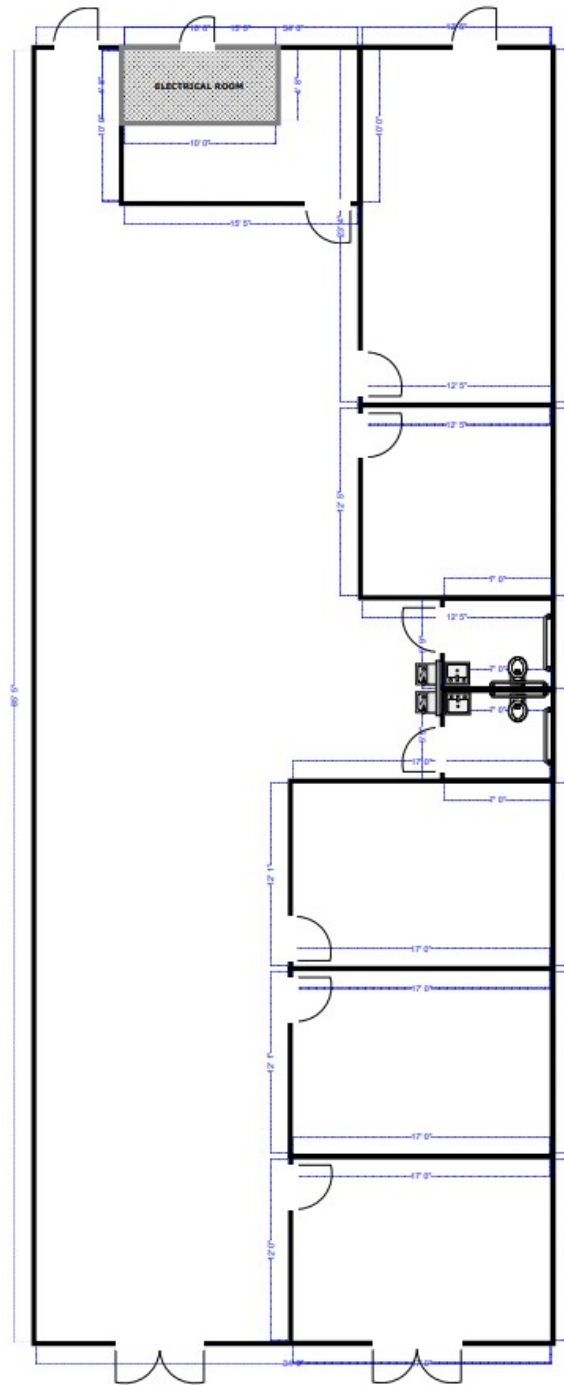


# FLOOR PLAN

Unit C

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2,858 SF



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# AERIAL

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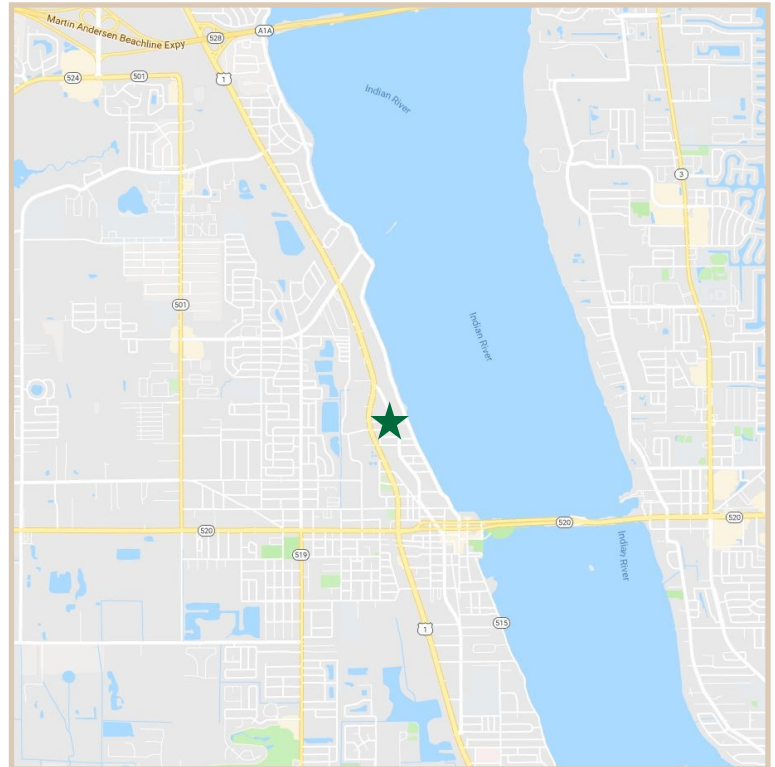
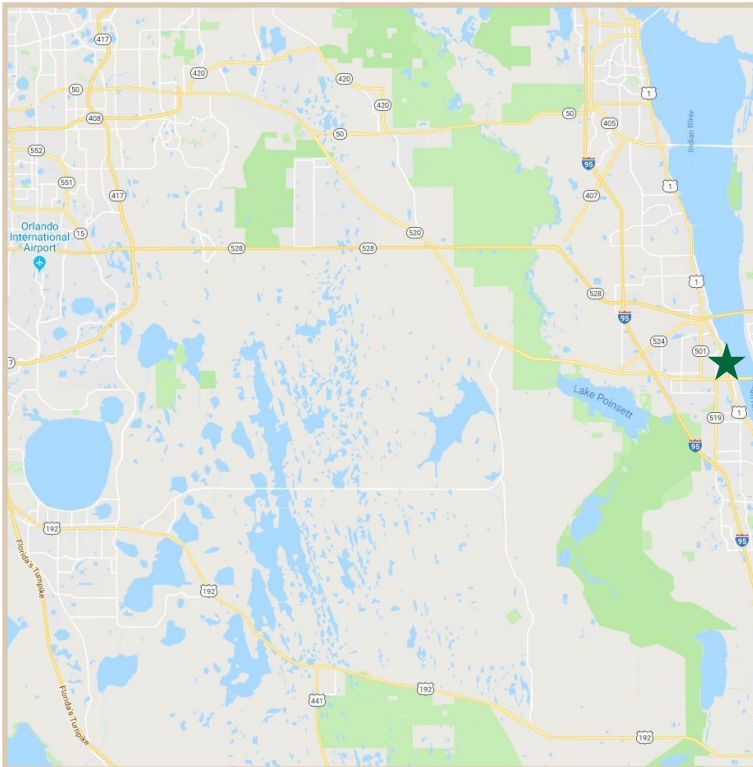
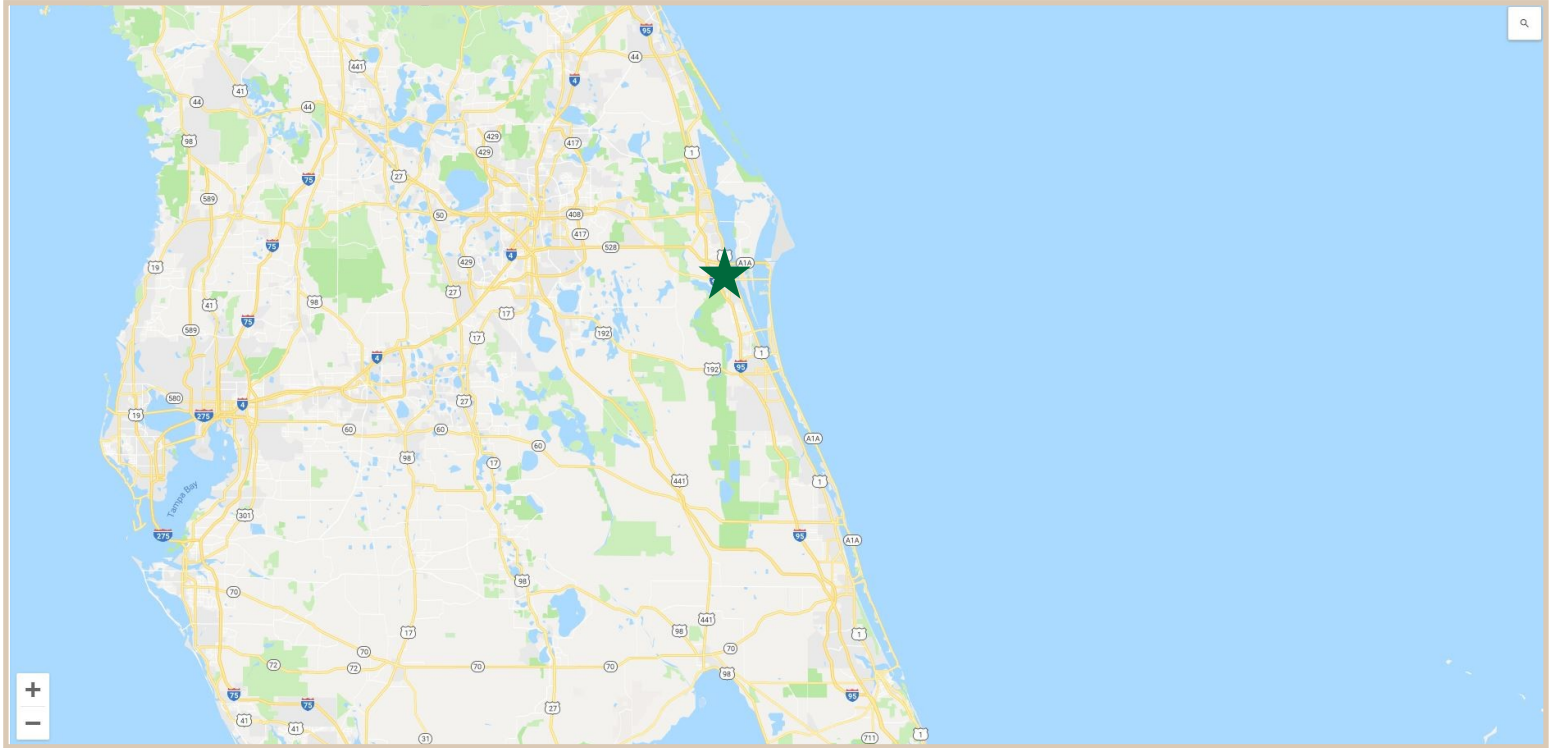
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# LOCATION MAPS

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# ADDITIONAL PHOTOS

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